

# RESTRICTIVE COVENANTS FOR HUNTERS RUN

These covenants, limitations, and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1994, at which time said covenants, limitations, and restrictions shall be automatically extended for successive ten (10) year periods unless by a vote of the majority of the then owners of the lots in this subdivision it is agreed to change said covenants in whole or in part. If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants, limitations, or restrictions herein, it shall be lawful for any person or persons owning lots in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, limitation, or restriction and either to prevent him or them from doing so or to recover damages or other dues for such court violations. Invalidity of any of these covenants, limitations, or restrictions by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

- All numbered lots are to be used for residential use only and are not to be resubdivided into other lots.
- The minimum front yard setback is shown on the plat for each lot, the minimum side yard setback is fifteen (15) feet and minimum rear yard setback is fifty feet.
- Unattached accessory buildings: An unattached accessory building not living purpose may be erected in the rear yard as long as it meets the County building codes. No building shall be located, erected or altered on any lot nearer to the front property line than 100 feet and all outbuildings must be located to the rear of the main residence.
- The total minimum heated floor area of a residence, exclusive of open porches, garages, or carports shall be 2400 square feet. The owner of the subdivision reserves the right to review the plans of any structure that is to be built on any lot. A preliminary sketch of a house must be submitted. A landscape package must be included with the plans before approval will be given. The landscape package must be equal to that of the FHA requirements. At such time as the owner of the subdivision does not own more than fifty percent of the lots in the subdivision, he may appoint an architectural control committee to review the plans for the subdivision. Approval of the plans must be issued by the owner or by the architectural control committee before the lot owner may proceed with the construction of the house. The minimum ground floor area of a (one and a half) or (two story) house shall be 1600 square feet. If the house has a side attached two car garage the heated ground floor area must be 1250 square feet minimum. All garages and carports must open from the rear or side of the house. No white brick will be allowed. A roof pitch of less than 7/12 of the main roof areas of the house is not allowed. This does not apply to porches. All mail boxes and post must be the same. They will be provided by the developers. Driveways must be blacktopped or concreted within 12 months of occupancy of the house. No under ground houses will be allowed. All homes must have a traditional front elevation.
- The construction of any house in the subdivision shall be required to be completed within 18 months from the date that the construction begins. If propane tanks are used on any lot they must be hidden by a wooden fence from the public view. No signs will be permitted in the subdivision except a 5 sq. foot "For Sale" sign. Each lot shall be kept neat and in an orderly manner at all times.
- No animals, livestock, poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, and other pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose. One horse may be kept provided the proper care is given for shelter and pasture requirements.
- No noxious or offensive trade or activity shall be carried on upon any lot in the subdivision not shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood. No trailer, tent, basement, shack, garage, barn or other structure of a temporary nature are to be used as a residence at any time nor shall any type of shell house be built on any lot nor shall any house be permitted that has been moved into the subdivision from another location without written permission of the developer or the architectural control committee.
- Any type of permanent fencing erected on the lots must be approved by the developer of the subdivision. Said developer will approve or disapprove the fence within ten days after the fence plan is submitted or the failing to act on the plan will thus waive the right of the developer to object to the fence construction. No fences shall be erected on any lot other than brick or wooden fences. No fence may be erected on any portion of any lot between the front of the residence and the street and between the side of the residence and the street on the corner lots unless same is a two or three rail split cedar fence. No fences shall exceed six (6) feet in height.
- All gardens must be planted to the rear of any main residence with only landscape materials such as trees, shrubs, and plants allowed in front of the main residence.
- All passenger vehicles in use shall be parked either on the driveway or in the carport. No motor vehicles or any other vehicles, including, but not limited to, a boat, motor, boat trailer, lawn mower, tractor or other similar vehicles may be stored on any lot for the purpose of repair of same and no A-frame or motor mount may be placed on any lot. No disabled automobiles or other vehicles may be stored on any lot or in the street.
- No vehicle, including but not limited to, recreational vehicles, camping trailers, house trailers, produce trailers, boats or any accessory trailers can be parked or stored on any lot unless same is under the carport in the garage, barn or other outbuilding, or to the rear of the main residence. No tractor-trailer can be parked on any lot or on the street, and no trailer without a tractor can be parked on any lot or on the street.
- No structure of any kind, including but not limited to, television antenna, radio antenna, or ham radio antenna can be erected on any lot or structure which extends more than 25 feet above the ridge line of any house structure. No lot shall be used or maintained as a dumping ground for trash or rubbish. Trash-garbage or other waste garbage shall not be kept, except in sanitary containers, which must be located to the rear of the main residence and in a location that will not be offensive to others. All types of antennas or a television dish shall be located to the rear of the main structure on the lot.

- The lot owners of lots 39, 40, 41, and 42 shall have the rights of boating and fishing in the lake for pleasure purposes and at such time as the above named lots have been sold by the developer, these lot owners will form a "Lake Maintenance Association" for the control and upkeep of the lake and levee. Section "E" will have lots that will have the same rights for the lake and shall be required to be a part of the association at such time as Section "E" is recorded. Lots 44 and 45 will be the lake front lots in Section "E".
- No building or fencing of any sort (natural or man-made) shall be erected on the levee shared by lots 41, 42 and 45.

## OWNERS CERTIFICATE

We, JAN H. LINVARD, CONRAD KREUNEN, CHARLES G. PEARCEY Jr., WILLIAM F. BARNETT, PATRICIA S. YEA-WOOD  
DOUGLAS W. JONES. TRUSTMARK Continental Banking - Business Bank Securities Financial Mortgage Company

owners of the property herein, hereby adopt this as our plan of subdivision and hereby certify that we are the owners of the property and that no taxes have become due and payable. The right of way for the streets and utility easements have been so dedicated in the first recording of this subdivision. This the 30th day of MAY, 1988.

Jan H. Linvard Conrad Kreunen Charles G. Pearcey Jr. William F. Barnett Patricia S. Yeawood  
Conrad L. Kreunen Conrad L. Kreunen Conrad L. Kreunen Conrad L. Kreunen Conrad L. Kreunen  
Charles G. Pearcey Jr. William F. Barnett Patricia S. Yeawood Conrad L. Kreunen Conrad L. Kreunen  
Conrad L. Kreunen Conrad L. Kreunen Conrad L. Kreunen Conrad L. Kreunen Conrad L. Kreunen

STATE OF MISSISSIPPI COUNTY OF DESOTO  
This day personally appeared before me the undersigned authority in and for said County and State the above named persons who acknowledged that they signed and delivered the foregoing plat for the purpose therein mentioned. Given under my hand and official seal of office. This the 30th day of MAY, 1988.

My commission expires: 10/16/90 Denra D. Brock  
Notary Public

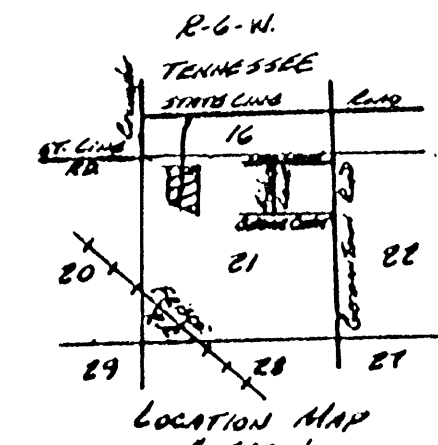
CERTIFICATE OF SURVEY  
This is to certify that I have surveyed the property within the subdivision and that this represents that survey.  
J. F. Lauderdale  
Joseph F. Lauderdale L.S.

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THE 28th day of APRIL, 1988.  
Chairman  
Secretary

APPROVED BY THE DESOTO COUNTY BOARD OF SUPERVISORS ON THE 4th day of MAY, 1988.  
President  
Clerk for the Board

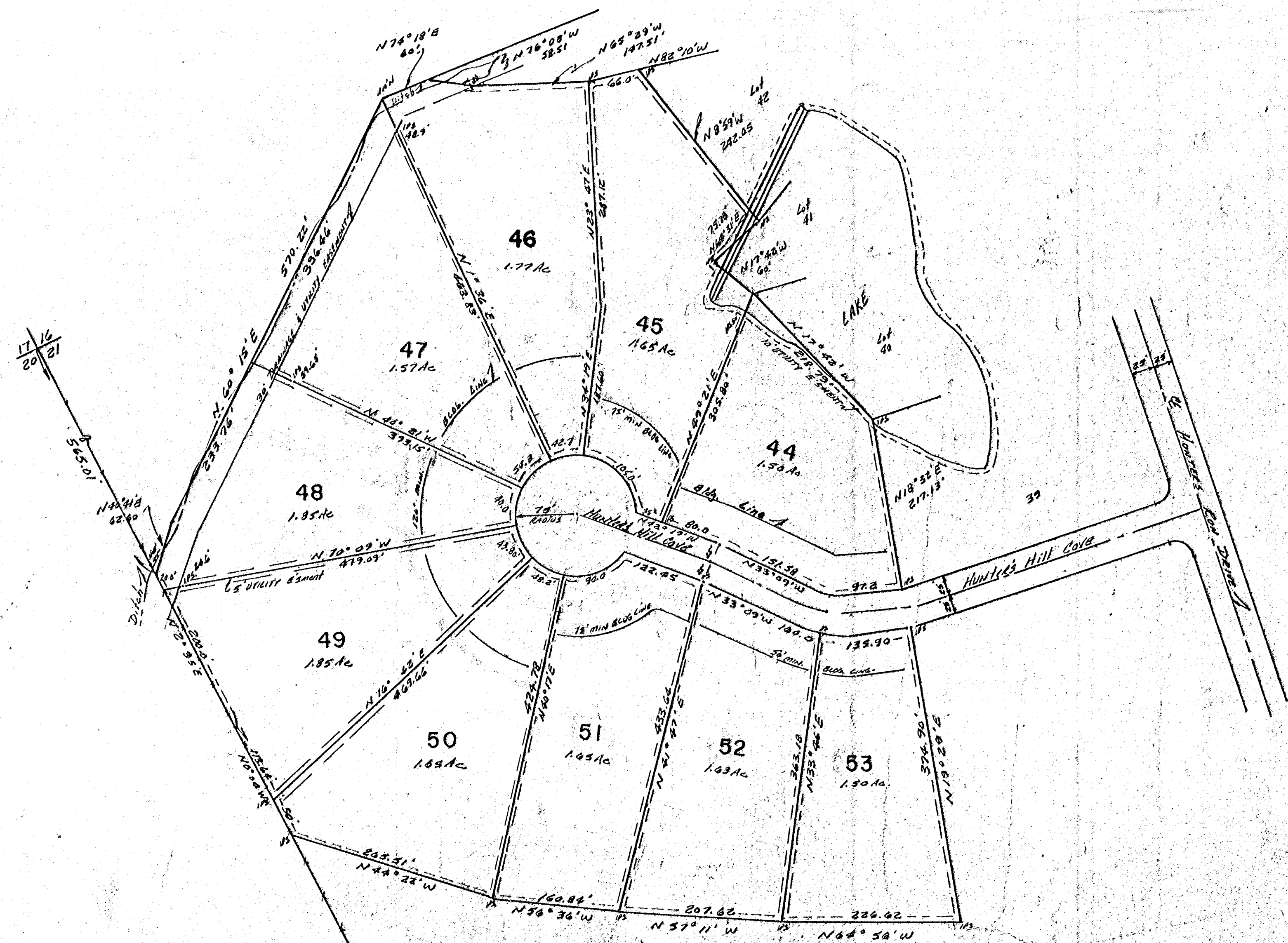
STATE OF MISSISSIPPI COUNTY OF DESOTO  
I hereby certify that the plat shown hereon was filed for record in my office at 2 o'clock P. M. on the 27 day of MAY, 1988, and was immediately recorded in Plat Book 30 on pages 44-45.  
D. S. Davis  
Chancery Court Clerk

NOTE: All driveway pipe and driveways are the responsibility of the new lot owner and not that of the developer or Desoto County, Mississippi.



FIRST REVISION  
SECTION "E"  
HUNTERS RUN  
SECTIONS 21; TOWNSHIP SOUTH; RANGE 6 WEST  
DeSOTO COUNTY, MISS.  
ZONED 'AR' AGRICULTURAL-RESIDENTIAL  
SCALE: 1"=100'  
APRIL 1988  
J. F. LAUDERDALE  
CIVIL ENGINEER  
MISS. NO. 2214





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